

2008-005031

Klamath County, Oregon



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Fee: \$26.00

Document Prepared By:

Ronald E Meharg, 888-362-9638

Recording Requested By:

Wells Fargo Bank, N.A.

When Recorded Return To:

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1111 Alderman Drive

Suite 350

Alpharetta, GA 30005

WELLS 708 0203120522

CRef#:04/10/2008-PRef#:R089-POF

Date:03/11/2008-Print Batch ID:47817

MIN #: 100186300000137537

MERS Telephone #: 888/679-6377

Property Address:

4802 STURDIVANT AVENUE

KLAMATH FALLS, OR 97603

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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee thereunder appointed;

NOW THEREFORE, Mortgage Electronic Registration Systems, Inc., whose address is P.O. Box 2026, Flint, MI 48501-2026, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint Wells Fargo Financial National Bank, a National Banking Association whose address is 1111 Alderman Drive, Ste. #350, Attn: Release Dept., Alpharetta, GA 30005, as successor Trustee; and,

WHEREAS, Mortgage Electronic Registration Systems, Inc. hereby acknowledges that the Promissory Note and all other indebtedness secured by the Deed of Trust have been fully satisfied and that the successor trustee mentioned herein is hereby requested to reconvey said Deed of Trust; and,

THEREFORE, Wells Fargo Financial National Bank, a National Banking Association as successor Trustee under the below described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warranty, to the person(s) entitled thereto, all right, title and interest in and to the trust property now held by it as Trustee under said Deed of Trust.

Original Borrower(s): JOHN F. ALFARO AND WINIFRED A. ALFARO, HUSBAND AND WIFE

Original Trustee: ASPEN TITLE AND ESCROW

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACTION MORTGAGE COMPANY, A CORPORATION

Date of Deed of Trust: 08/24/2006

Loan Amount: \$79,500.00

Recording Date: 08/31/2006 Book: N/A Page: N/A Document #: 2006-017580

and recorded in the official records of the County of Klamath, State of Oregon affecting Real Property and more particularly described on said Deed of Trust referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 03/27/2008. Mortgage Electronic Registration Systems, Inc.

Wells Fargo Financial National Bank, a National Banking Association

Signature of Pat Kingston  
Pat Kingston  
Vice President  
State of GA  
County of Fulton

Signature of Brent Bagley  
Brent Bagley  
Title Officer

On this date of 03/27/2008, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and City/County, personally appeared the within named Brent Bagley and Pat Kingston, known to me (or identified to me on the basis of satisfactory evidence) that they are the Title Officer and Vice President of Wells Fargo Financial National Bank, a National Banking Association and Mortgage Electronic Registration Systems, Inc. respectively, and were duly authorized in their respective capacities to execute the foregoing instrument(s) for and in the name and in behalf of said corporations and that said corporations executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument(s) for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Signature of Shantavia Thomas  
Notary Public:  
Shantavia Thomas  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
January 29, 2012

